

04DEC13AM11:16

EA NO PART OF ANY STEVENESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Benjamin D. Morrison and
Martha D. Morrison Trust

Grantor's Name and Address

Timothy J. Miles and Mary Ellen
Miles

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Timothy Miles
9 Niblick Ct.
Hilton Head, SC 29938

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Timothy Miles
9 Niblick Ct.
Hilton Head, SC 29938

Vol M04 Page 85047

SP:
RE

State of Oregon, County of Klamath
Recorded 12/13/04 11.16 a m
Vol M04 Pg 85047-48
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

157264

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Benjamin D. Morrison and Martha D. Morrison, Trustees
of the Benjamin D. and Martha D. Morrison Family Trust, dated July 26, 1990
hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by
Timothy J. Miles and Mary Ellen Miles, husband and wife
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns,
that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining,
situated in Klamath County, State of Oregon, described as follows, to-wit:

See Exhibit A attached

This deed is being recorded to correct that deed that was recorded September 19, 2001,
in M-01 on page 47697, records of Klamath County, Oregon, wherein the legal description
was incorrect.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized
in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

_____, and that
grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all
persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ NONE. ^① However, the
actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate
which) consideration. ^① (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on _____; if grantor
is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so
by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES
AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

Benjamin D. Morrison
Benjamin D. Morrison, Trustee

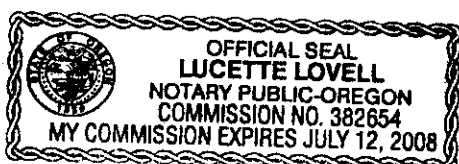
Martha D. Morrison
Martha D. Morrison, Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on December 10, 2007
by Benjamin D. Morrison and Martha D. Morrison, Trustees

This instrument was acknowledged before me on _____

by _____
as NA
of _____



[Signature]
Notary Public for Oregon
My commission expires July 12, 2008

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EXHIBIT "A"

Lot 15, in Re-subdivision of Block 23 Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion beginning at the Northwest corner of said Lot 15; thence East along the North line of said Lot, a distance of 10 feet; thence South parallel with the West line of said Lot, a distance of 92 feet; thence West 10 feet to the most Westerly Southwest corner of said Lot; thence North a distance of 92 feet to the point of beginning.

Together with the following parcel: Beginning at the Southeast corner of Lot 7 Re-subdivision of Block 23, Industrial Addition; thence North along the East line of said Lot 7, and the West line of vacated alley, a distance of 108 feet to the most Westerly Southwest corner of Lot 15; thence East a distance of 16 feet to the Northeast corner of the vacated alley; thence South a distance of 58 feet to the Northwest corner of Lot 6; thence Southwesterly to a point on the North line of Jay Street, said point being the center of the vacated alley; thence West, along the North line of Jay Street to the point of beginning.

Saving and Excepting, Beginning at the southeast corner of Lot 7; thence North along the East line of said Lot 7, and the West line of vacated alley, a distance of 92 feet to the most Westerly Southwest corner of Lot 15; thence East a distance of 8 feet to the center of the vacated alley; thence South, a distance of 92 feet to a point on the North line of Jay Street, said point being the center of the vacated alley; thence West, along the North line of Jay Street to the point of beginning.---